

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, May 18, 2016 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, David Kristof, Allan Lingenfelter, Robert Liotta, Public Safety Director Councilman Grillo, and Ordinance Officer Michael G. Nedley. Absent was Janet Ryan.

Mr. Rieser welcomed Allan Lingenfelter to the Planning Commission and thanked John Kamarados for serving as a member of the Planning Commission. (Mr. Kamarados is now a member of the Zoning Hearing Board.)

**MINUTES:**

Motion by Mr. Liotta, second by Mr. Rieser to approve the minutes of the February 17, 2016 meeting. All in favor. Approved.

**CORRESPONDENCE:**

PA Local Government Training Partnership – The Evolving Law of Zoning.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Brian Spekis, 380 Claremont Drive, proposing adding a living space to the existing ground floor of commercial property located at 2716 Leechburg Road, formerly the Yarn ‘n Darn building, tax map #17-03-10-0-257, zoned C-3.

Mr. Spekis is proposing having a living space on the ground floor and running his business from the basement. He’s had the on-line t-shirt retail business for ten years and feels this will help his business productivity. He is not proposing any major structural changes to the outside of the building. He plans to put up wall partitions to divide off the rooms creating what will be needed in the building for everyday living such as a kitchen, a laundry hook-up, and a bathroom with a shower. Mr. Nedley informed everybody that it is a permitted use as a special exception and requires Planning Commission and Zoning Hearing Board approval. Mr. Nedley has no objections to the proposal.

**Motion by Mr. Kristof, second by Mr. Liotta to support the request and have Mr. Spekis proceed to the Zoning Hearing Board. All in favor. Approved.**

**ADJOURNMENT:**

With no further business, a motion was made by Mr. Kristof, second by Mr. Liotta to adjourn the meeting at 7:15 PM.

Raymond Rieser, Chairman  
Janet Ryan, Secretary